

Technical Review Committee Meeting

Minutes of December 21, 2009

Attendance:

Members Present
Wayne Hamilton
Richard Grant
Bobby Croom
Mike Brookshire
Susan Roderick
Mark Matheny
Kevin Johnson

Members Absent
None

Staff Present
Shannon Tuch
Kim Hamel
Julia Cogburn
Bob Oast
Jennifer Blevins

Chair Tuch opened the meeting at 2:00 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

Agenda Item	
Review of a request to amend the previously approved Conditional Use Zoning for the project identified as <u>Glen Rock Hotel</u> located at 362, 372 and 403 Depot Street. The amendment request includes a reduction in the number of residential units, an increase to the square footage of office space and also includes details for Phase III. The owner is Mountain Housing Opportunities, Inc. and the contact is Chris Day. The properties are identified in the Buncombe County tax records as PINs 9648.05-5042, 5272 and 5401. Project # 09-6028	
Staff Comments	Julia Cogburn oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Chris Day and Cindy Weeks were available for questions and commented on the following topics: ? The project has decreased in size so the impact to the surrounding neighborhood will be reduced ? A small portion of the building will be demolished and new sidewalk constructed, but there will be no increase in the impervious area
Public Comment	
Speaker Name	Issue(s)
None	
Committee Comments/Discussion	
Bobby Croom asked for clarification on the proximity of the crosswalk leading to the parking lot from the curve in the street. Chris Day responded that the on street parking and bulb-outs to be added should create a safer situation for pedestrians by forcing the vehicular traffic to reduce speed. Mike Brookshire pointed out that the bulb-outs appear to be in conflict with an existing water line. Mr. Day responded that he was aware it may be an issue and that it would be addressed in revised plans. Ms. Cogburn noted that there would be some changes to the planting plan due to utility conflicts and changes to the landscape ordinance. She said that Mr. Day would submit a revised plan showing all of the changes in detail prior to the City Council hearing and stated that she would forward it to all TRC members for review and comment.	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

The TRC voted unanimously to adopt the 11/2/09 meeting minutes as written.

The meeting was adjourned at 2:20 p.m.